



## MINUTES OF THE SOUTH OGDEN CITY COUNCIL MEETING

TUESDAY, DECEMBER 5, 2017 – 6:00 P.M.

COUNCIL CHAMBERS, CITY HALL

### COUNCIL MEMBERS PRESENT

Mayor James F. Minster, Council Members Sallee Orr, Russell Porter, Bryan Benard, Brent Strate, and Adam Hensley (Note: Council Member Hensley did not join the meeting until right before the Pledge of Allegiance.)

### STAFF MEMBERS PRESENT

City Manager Matt Dixon, Attorney Ken Bradshaw, Parks and Public Works Director Jon Andersen, Fire Chief Cameron West, Police Chief Darin Parke, Finance Director Steve Liebersbach, and Recorder Leesa Kapetanov

### CITIZENS PRESENT

Casey Ewing, Quinton Jones, Wesley Stewart, Josh Lamb, Terry Tillett, Leon Tillett, Susan Stewart, Walt Bausman

**Note: The time stamps indicated in blue correspond to the audio recording of this meeting which can be found by clicking the link <https://www.utah.gov/pmn/files/352841.mp3> or requesting a copy from the office of the South Ogden City Recorder.**

## I. OPENING CEREMONY

### A. Call To Order

Mayor James F. Minster called the meeting to order at 6:03 pm and called for a motion to convene. 00:00:00

**Council Member Benard moved to convene as the South Ogden City Council, followed by a second from Council Member Porter. In a voice vote Council Members Orr, Porter, Strate, and Benard all voted aye.**

### B. Prayer/Moment Of Silence

The mayor led everyone in a moment of silence. 00:00:52

### C. Pledge Of Allegiance

Council Member Porter led the Pledge of Allegiance. 00:01:14

## II. PUBLIC COMMENTS

Wes Stewart, Jefferson Ave. - 00:02:03

**III. RECOGNITION OF SCOUTS/STUDENTS PRESENT 00:09:06**

Council Member Benard handed a South Ogden pin to the scout present.  
Joshua Lamb, 850 E - 00:09:24

**IV. MAYOR RECOGNITIONS**

Mayor Minster presented plaques to the city's department heads for service during his tenure.  
00:10:34

**V. CONSENT AGENDA**

- A. Approval of August 1, 2017 Council Meeting Minutes
- B. Approval of November Warrants Register
  - Discussion: 00:16:51
  - Motion: 00:19:47

**Council Member Porter moved to approve the consent agenda, followed by a second from Council Member Benard. All present voted aye.**

**VI. DISCUSSION ITEMS**

- A. Discussion on Parks Master Plans With Mark Vlastic 00:20:24

Note: Mr. Vlastic gave a presentation (See Attachment A) and submitted a handout (Attachment B) to the council.

**VII. DISCUSSION / ACTION ITEMS**

- A. Consideration of Ordinance 17-25 – Revising the City's Purchasing Policy Defining What Constitutes A Significant Parcel of Real Property and Reasonable Notice for Purposes of UCA§ 10-8-2(4)
  - Staff Overview: 01:44:56
  - Discussion: 01:47:47
  - Motion: 01:53:16

**Council Member Porter moved to adopt Ordinance 17-25. Council Member Strate seconded the motion. There was no discussion by the council. The mayor called the vote:**

Council Member Porter-	Yes
Council Member Strate-	Yes
Council Member Benard-	Yes
Council Member Orr -	Yes
Council Member Hensley-	Yes

**Ordinance 17-25 was adopted.**

**B. Consideration of Ordinance 17-26 – Approving the 2018 City Council Meeting Schedule**

Staff Overview: 01:54:19

Discussion: 01:55:00

Motion: 01:56:32

**Council Member Porter moved to adopt Ordinance 17-26, followed by a second from Council Member Hensley. After determining there was no more discussion, Mayor Minster called the vote:**

Council Member Porter-	Yes
Council Member Hensley-	Yes
Council Member Orr-	Yes
Council Member Strate -	Yes
Council Member Benard-	Yes

**The motion was upheld.**

**C. Consideration of Resolution 17-50 – Approving a Capital Investment/Improvement Project Plan**

Staff Overview: 01:57:22

Discussion: 01:58:45

Motion: 02:01:07

**Council Member Benard moved to approve Resolution 17-50. Council Member Strate seconded the motion. The mayor asked if there was more discussion, and seeing none, called the vote:**

Council Member Benard-	Yes
Council Member Strate-	Yes
Council Member Porter-	Yes
Council Member Orr -	Yes
Council Member Hensley-	Yes

**Resolution 17-50 was adopted.**

**D. Consideration of Resolution 17-52 – Approving an Agreement With Utah Department of Transportation for the Jefferson Sidewalk Improvement Project**

Staff Overview: 02:03:22

Discussion: 02:04:31

Motion: 02:06:21

**Council Member Orr moved to adopt Resolution 17-52. The motion was seconded by Council Member Porter. There was no more discussion. Mayor Minster made a roll call vote:**

<b>Council Member Orr-</b>	<b>Yes</b>
<b>Council Member Porter-</b>	<b>Yes</b>
<b>Council Member Strate-</b>	<b>Yes</b>
<b>Council Member Benard -</b>	<b>Yes</b>
<b>Council Member Hensley-</b>	<b>Yes</b>

**The motion stood.**

**E. Consideration of Resolution 17-53 – Approving the Articles of Agreement for the Homeland Security Grant Program**

Staff Overview: 02:07:40

Discussion: 02:08:36

Motion: 02:09:36

**Council Member Orr moved to adopt Resolution 17-53, followed by a second from Council Member Benard. After determining there was no more discussion, a roll call vote was made:**

<b>Council Member Orr-</b>	<b>Yes</b>
<b>Council Member Benard-</b>	<b>Yes</b>
<b>Council Member Strate-</b>	<b>Yes</b>
<b>Council Member Porter-</b>	<b>Yes</b>
<b>Council Member Hensley-</b>	<b>Yes</b>

**Resolution 17-53 was adopted.**

**F. Discussion On Form of Minutes**

Staff Overview: 02:10:20

Discussion: 02:13:33

Direction: 02:31:18

**G. Discussion and Vote on Projects For Which to Apply for Weber County RAMP Grants**

Staff Overview: 02:31:58

Discussion: 02:34:08

Direction: 02:55:19

**VIII. RECESS COUNCIL MEETING AND CONVENE INTO SOUTH OGDEN CITY ARTS COUNCIL**

Motion: 02:56:45

**Council Member Porter moved to recess council meeting and convene into South Ogden Arts Council meeting. Council Member Benard seconded the motion. All present voted aye.**

See separate minutes.

## **IX. RECONVENE AS SOUTH OGDEN CITY COUNCIL**

Motion from Arts Council Meeting to reconvene as city council: 03:00:13

**Council Member Porter moved to leave the South Ogden City Arts Council meeting and convene as the city council. Council Member Benard seconded the motion. All present voted aye.**

Comment by Council Member Hensley concerning South Ogden Days. 03:00:59

## **X. REPORTS**

- |                                       |                   |
|---------------------------------------|-------------------|
| <b>A. <u>Mayor</u>–</b>               | 03:03:15          |
| <b>B. <u>City Council Members</u></b> |                   |
| Council Member Benard –               | Nothing to report |
| Council Member Strate –               | 03:03:52          |
| Council Member Porter –               | 03:08:10          |
| Council Member Orr -                  | 03:09:34          |
| Council Member Hensley -              | Nothing to report |
| <b>C. <u>City Manager</u></b>         | Reported later    |
| <b>D. <u>City Attorney</u></b>        | Reporter later    |

## **XII. COUNCIL COMMUNICATION/DIRECTION TO CITY MANAGER**

- |                                  |              |
|----------------------------------|--------------|
| Council Member Benard -          | 03:12:02     |
| Council Member Strate -          | 03:12:36     |
| Council Member Porter -          | 03:12:57     |
| Council Member Orr -             | 03:14:04     |
| <br><u>City Manager Report</u> - | <br>03:15:35 |
| <u>City Attorney</u> -           | 03:23:49     |

## **XIII. ADJOURN**

At 9:36, Mayor Minster called for a motion to adjourn. 03:32:19

**Council Member Orr moved to adjourn, followed by a second from Council Member Benard. The voice vote was unanimous in favor of the motion.**

I hereby certify that the foregoing is a true, accurate and complete record of the South Ogden City Council Meeting held Tuesday, December 5, 2017.

  
Leesa Kapetanov, City Recorder

January 16, 2018  
Date Approved by the City Council

## Attachment A

Presentation by Mark Vlasic

# CLUB HEIGHTS PARK

Revised Design - WSU Golf/Tot Lot



# BURCH CREEK PARK

Key Changes

- **Separation into three phases**
  - Phase 1 – Neighborhood Park
  - Phase 2 – Sports Field Park
  - Phase 3 – Convert Sports Fields into Artificial Turf Field
- **Neighborhood Park – Key changes/developments**
  - Addition of Skate Park
  - Reduction of Parking Area
  - Detailing of Accessible Playground
  - Detailing of Hillclimb/Tower Playground
  - Modification of Hillside stairway, berms, etc.
  - Selection of Shelters, restroom concepts
  - Preliminary Opinion of Probable Cost – Phase 1 and 2





### Burch Creek Park

**Example Images**

**Legend**

- 1 Soccer Field (Grass)
- 2 Soccer Field (Artificial)
- 3 Prefabricated steel picnic shelter (24' x 24')
- 4 Hill Climbing Play Feature
- 5 Fitness Station (Typ.) - 4 Total
- 6 Labyrinth on Top of Hill
- 7 Sliding Hill
- 8 Prefabricated steel pavilion (32' x 32')
- 9 Playground
- 10 Entry Plaza with Runnel Water Feature, Small Shelter, and Restrooms
- 11 Pickle Ball Courts - 8 Total
- 12 Skatepark
- 13 Stormwater Retention Pond

**Description**

A quarter-mile neighborhood park on steep, hilly site and strong topography. The hill follows a primary distribution and plays a key role as a popular climbing hill is maintained.

A small entry plaza adjacent to a 20-foot parking lot serves as the starting point for the hill. From here, the long, linear concrete path currently located on the site is maintained on the primary pathway, tracing the lower slopes of the steep hill from east to west. The path provides access to the eastern portion of the park from the plaza and leads to a neighborhood "hollow" and multipurpose fields to the north. The prominent steep slopes of the hill can be reached from multiple ways, along a dramatic and steep driveway, by an accessible double-sidewalk pathway, and "through the air" as part of an elevated playground feature.

Single enhancements to the top of the hill transform it into a destination unto itself, where a range of active and passive activities are located. The top of the hill is dominated by a circular path, which is demarcated by a double row of large shade trees. A series of outdoor "hanging rocks" are evenly dispersed along the arc of the path, providing opportunities to picnic and relax while enjoying hilltop views. The top of the plateau is marked by a unique tower shelter, and a large stadium is located at the center of the hill, providing a place for competition. The traditional water recycling well is maintained, with some groves of trees and shrubs defining the edges of the park.

The fence dividing the park and school property is maintained. A new access point is opened near the east edge of the park, providing access between the two areas. Two full sun multi-purpose fields are also on the school grounds, with the surrounding area marked for athletic use. A small garden links the school grounds with the architecture of the park, helping to tie the two sites into a single outdoor space.

**South Ogen**  
**LANDMARK DESIGN**

## Lower park / launching point

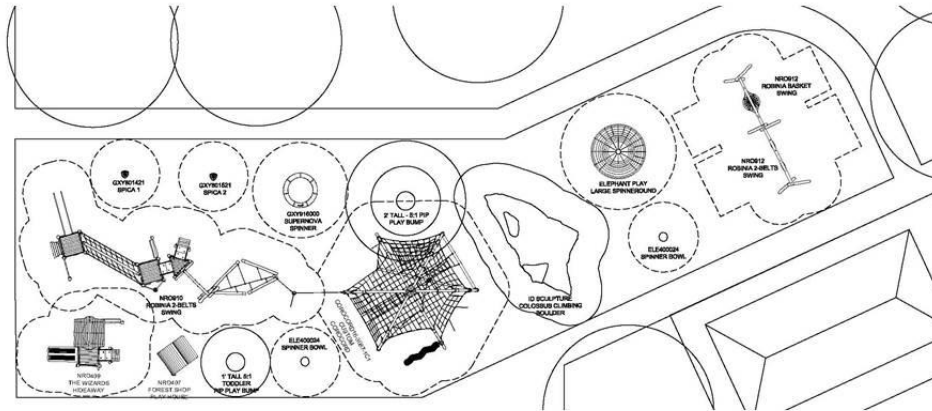


Runnel Water feature at the Entry Plaza



Skate Park Concept – Grindline Design, Seattle

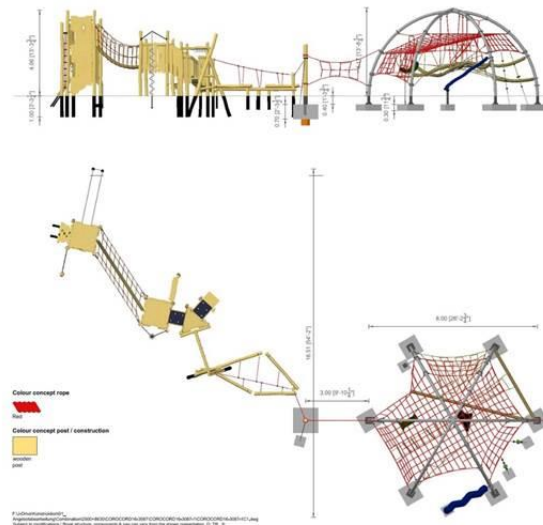
## Lower park / launching point



All Abilities Playground - Creative Play Opportunities by Kompan

## Lower park / launching point

Plan and View



## Lower park / launching point



All Abilities Playground - Creative Play Opportunities by Kompan

## Lower park / launching point



All Abilities Playground - Creative Play Opportunities by Kompan



## Lower park / launching point



All Abilities Playground - Creative Play Opportunities by Kompan

## Lower park / launching point



A Unified Suite of Shelters and Structures - Polygon



Restroom Concept – Range Architecture



Northern Skyline - Polygon

Pavilions, restrooms and shelters

# The Hilltop

Multiple ways to access and participate



Hillclimb Play – Tower Series by Berliner







# The Hilltop

Multiple ways to access and participate



On the Top – exercise / walk / contemplate

## BURTCH CREEK PARK

Remaining Steps/Input

- **Separation into three phases**
  - Determination of Cost & Budget Goals
    - Phase One/Lower Park = \$5.2M = \$675K/acre (7.4 acres)
    - Phase Two/Play Fields = \$1.2M = \$180K/acre (6.7 acres)
  - Value Engineering and prioritization – now or later
- **Ongoing/Next Steps**
  - **Hogan Construction** has visited site, is preparing a second cost estimate
  - **Parametrix** is developing an independent, professional cost estimate once final design direction received
  - Final estimates, drawings, etc. for inclusion in application are due early January

## Attachment B

Handout from Mark Vlasic



# Burch Creek Park



Burch Creek Park Plan - Revision 1  
December 5, 2017

## Example Images



Prefabricated steel picnic shelter (24' x 24')



Circular fitness trail on hilltop



Playground for smaller kids near entry plaza



Hill climb playground by Berliner (view from bottom of hill)



Hilltop labyrinth



Custom designed restrooms



Hill climb playground by Berliner (overview)



Prefabricated steel pavilion (32' x 32')



Runnel Water Feature



Hill climb playground by Berliner (area of top of hill)



Creative playground near entry plaza



Skatepark

## Legend

- 1 Soccer Fields (Grass)
- 2 Soccer Field (Artificial)
- 3 Prefabricated steel picnic shelter (24' x 24')
- 4 Hill Climb Play Feature
- 5 Fitness Station (Typ.) - 5 Total
- 6 Labyrinth on Top of Hill
- 7 Sledding Hill
- 8 Prefabricated steel pavilion (32' x 32')
- 9 Playground
- 10 Entry Plaza with Runnel Water Feature, Small Shelter, and Restrooms
- 11 Pickle Ball Courts - 8 Total
- 12 Skatepark
- 13 Stormwater Retention Pond

## Description

A quintessential Neighborhood Park (on steroids), the design responds to the steep, hilly site and strong landforms. The tall hilltop becomes a primary destination and play/exercise station, while it's function as a popular sledding hill is maintained.

A small entry plaza adjacent to a 30-stall parking lot serves as the starting point for the hilltop journey, providing easy access to restrooms. The entry plaza includes a linear water feature, two pavilions, a creative playground for smaller children and eight pickleball courts. A stormwater detention pond is located at the western perimeter of the site beyond the parking lot and well away from active park areas.

The long, linear concrete path currently located on the site is maintained as the primary pathway, tracing the lower slopes of the steep hill from east to west. The path provides access to the eastern extents of the park from the plaza and links with a neighborhood "shortcut", and multi-purpose fields to the north. The prominent, steep slopes of the hill can be reached in multiple ways: along a dramatic and steep stairway, by an accessible double-switchback pathway, and "through the air" as part of an elevated playground feature.

Simple enhancements to the top of the hill transform it into a destination unto itself, where a range of active and passive activities are located. The crown of the hill is demarcated by a circular path, which is demarcated by a double row of large shade trees. A series of outdoor "training nodes" are evenly dispersed along the arc of the path, providing opportunities to exercise and train while enjoying hilltop views. The top of the stairway is marked by a unique tower/shelter, and a large labyrinth is located at the center of the hill, providing a place for contemplation. The traditional winter sledding hill is maintained, with loose groves of trees and shrubs defining the edges of the park.

While the fence dividing the park and school yard is maintained, a new access point is opened near the east edge of the path, providing access between the two areas. Two full-size multi-purpose fields are sited on the school grounds, with the southernmost earmarked for artificial turf. A small pavilion links the school grounds with the architecture of the park, helping to link the two sites into a single outdoor space.



LANDMARK DESIGN INC.  
BURCH CREEK PARK  
PRELIMINARY OPINION OF PROBABLE COST  
Date: December 2017

**Preliminary Opinion of Probable Cost - Park Only**

ITEM	QUANTITY	UNIT	COST	TOTAL
<b>General</b>				
- Mobilization / Demobilization / SWPPP / Construction Layout / Erosion Control	1	LS	\$280,000.00	\$280,000.00
<b>Section Subtotal</b>				<b>\$280,000.00</b>
<b>Civil Engineering</b>				
- Demolition, Clearing, and Grubbing (including removal and disposal of demolition items)	1	LS	\$30,000.00	\$30,000.00
- Site Grading / Excavation	1	LS	\$30,000.00	\$30,000.00
- Utility - Retention Basin Infrastructure	1	LS	\$20,000.00	\$20,000.00
- Utility - Sewer Pipe/Structures	1	LS	\$30,000.00	\$30,000.00
- Utility - Storm Drain Pipe and Structures	1	LS	\$30,000.00	\$30,000.00
- Utility - Culinary Waterline Pipe and Connections	1	LF	\$30,000.00	\$30,000.00
- Utility - Irrigation Waterline Pipe and Connections	1	LS	\$10,000.00	\$10,000.00
- Utility - Street Cut and Restoration	1	LS	\$10,000.00	\$10,000.00
- Utility - Landscape Restoration and Tree Protection	1	LS	\$10,000.00	\$10,000.00
- Curb and Gutter 30"	535	LF	\$25.00	\$13,375.00
- Asphalt Paving (4") over Base Course (8")	11,350	SF	\$3.50	\$39,725.00
- Parking Lot Striping And Marking	1	LS	\$1,500.00	\$1,500.00
- Compacted Base Course (8") Surfacing	11,350	SF	\$2.00	\$22,700.00
- Skatepark	6,250	SF	\$40.00	\$250,000.00
- Concrete Sidewalk (5" Thick) over Base Course (8")	76,545	SF	\$4.50	\$344,452.50
- Concrete Stairs and Ramps with Railings (5" Thick) over Base Course (8")	135	SF	\$25.00	\$3,375.00
- Granite Pavers over Base Course (6")	2,315	SF	\$25.00	\$57,875.00
- Accessible Ramps with Detectable Warning	1	EACH	\$1,500.00	\$1,500.00
<b>Section Subtotal</b>				<b>\$934,502.50</b>
<b>Electrical Engineering</b>				
- Utility - Electrical Service	1	LS	\$25,000.00	\$25,000.00
- Utility - Lighting Poles and Conductors	1	LS	\$15,000.00	\$15,000.00
- Utility - Electrical Sleeves, 4" Sch. 40 Future Use	100	LF	\$20.00	\$2,000.00
<b>Section Subtotal</b>				<b>\$42,000.00</b>
<b>Hardscape and Furnishings</b>				
- Restroom, Structure Complete	1	EACH	\$200,000.00	\$200,000.00
- Polygon Shelter (Northern Skyline)	1	EACH	\$66,140.00	\$66,140.00
- Polygon Shelter (DB24) - Installed	1	EACH	\$82,970.00	\$82,970.00
- Polygon Shelter (DB99) - Installed	1	EACH	\$54,500.00	\$54,500.00
- Polygon Shelter (DB115) - Installed	3	EACH	\$24,780.00	\$74,340.00
- Water Feature System (Pass Through)	1	LS	\$25,000.00	\$25,000.00
- Hillside Climbing Equipment and Platform - Installed	1	LS	\$445,035.00	\$445,035.00
- Plaza Playground Equipment - Installed	1	LS	\$350,000.00	\$350,000.00
- Plaza Playground Perimeter Curb	425	LF	\$40.00	\$17,000.00
- Plaza Playground Pour in Place Playground Surfacing	7,700	SF	\$15.00	\$115,500.00
- Fitness Equipment Stations	5	EACH	\$5,000.00	\$25,000.00
- Labyrinth - Stone Pavers in Grass	1	LS	\$15,000.00	\$15,000.00
- Pickle Ball Courts	8	EACH	\$50,000.00	\$400,000.00
- Signs - Safety	1	LS	\$1,000.00	\$1,000.00
- Signs - Parking Accessible	1	LS	\$1,000.00	\$1,000.00
- Litter Receptacle	6	EACH	\$1,250.00	\$7,500.00
- Picnic Table ADA/Standard (4' x 8')	12	EACH	\$2,250.00	\$27,000.00
- Bench (6')	15	EACH	\$2,250.00	\$33,750.00
- Bike Racks	5	EACH	\$600.00	\$3,000.00
- Sign - Park Entrance	2	EACH	\$1,000.00	\$2,000.00
- Fence and Gates	40	LF	\$50.00	\$2,000.00
<b>Section Subtotal</b>				<b>\$1,947,735.00</b>
<b>Softscape</b>				
- Deciduous Tree (2" Cal)	138	EACH	\$360.00	\$48,960.00
- Shrub (5 Gal)	30,000	SF	\$2.25	\$67,500.00
- Sod - Lawn	226,226	SF	\$0.55	\$124,424.30
- Detention Basin - Rip-Rap (6" deep)	17,950	SF	\$2.00	\$35,900.00
- Mulch - Wood Bark (3" thick)	32,000	SF	\$0.60	\$19,200.00
- Geotextile Fabric - Woven	30,000	SF	\$0.35	\$10,500.00
- Concrete Mow Curb (6" x 6")	550	LF	\$15.00	\$8,250.00
- Topsoil - Sod and Seed Areas 6"	226,226	SF	\$0.75	\$169,669.50
- Topsoil- Shrub and Perennial Areas 12"	32,000	SF	\$1.00	\$32,000.00
- Soil Amendments - Seed Area - (3" deep incorporated)	0	SF	\$0.50	\$0.00
- Irrigation System Complete	256,226	SF	\$1.10	\$281,848.60
<b>Section Subtotal</b>				<b>\$798,252.40</b>
<b>SUBTOTAL</b>				<b>\$4,002,489.90</b>
<b>City Direct Costs</b>				
- Consultant Design Fees	1	LS	\$200,000.00	\$200,000.00
- Impact Fees	1	LS	\$10,000.00	\$10,000.00
- Connection Fees	1	LS	\$15,000.00	\$15,000.00
- Rocky Mountain Power Fees	1	LS	\$7,500.00	\$7,500.00
- Construction Materials Testing	1	LS	\$10,000.00	\$10,000.00
<b>Section Subtotal</b>				<b>\$242,500.00</b>
<b>General with % Calculations</b>				
- Contingency		15.00%	\$600,373.49	\$600,373.49
<b>SUBTOTAL</b>				<b>\$600,373.49</b>
<b>TOTAL COST including City Direct Costs and Contingency</b>				<b>\$4,845,363.39</b>

7.00%

5.00%

**Preliminary Opinion of Probable Cost - Sports Fields Only**

ITEM	QUANTITY	UNIT	COST	TOTAL	
<b>General</b>					
- Mobilization / Demobilization / SWPPP / Construction Layout / Erosion Control	1	LS	\$65,000.00	\$65,000.00	7.00%
<b>Section Subtotal</b>				<b>\$65,000.00</b>	
<b>Civil Engineering</b>					
- Demolition, Clearing, and Grubbing (including removal and disposal of demolition items)	1	LS	\$20,000.00	\$20,000.00	
- Site Grading / Excavation	1	LS	\$20,000.00	\$20,000.00	
- Utility - Storm Drain Pipe and Structures	1	LS	\$10,000.00	\$10,000.00	
- Utility - Irrigation Waterline Pipe and Connections	1	LS	\$10,000.00	\$10,000.00	
- Utility - Landscape Restoration and Tree Protection	1	LS	\$10,000.00	\$10,000.00	
- Concrete Sidewalk (5" Thick) over Base Course (6")	11,760	SF	\$4.50	\$52,920.00	
<b>Section Subtotal</b>				<b>\$122,920.00</b>	
<b>Electrical Engineering</b>					
-	0	LS	\$0.00	\$0.00	
<b>Section Subtotal</b>				<b>\$0.00</b>	
<b>Hardscape and Furnishings</b>					
- Polygon Shelter (DB99)	1	EACH	\$35,000.00	\$35,000.00	
- Litter Receptacle	2	EACH	\$1,250.00	\$2,500.00	
- Picnic Table ADA/Standard (4' x 8')	4	EACH	\$2,250.00	\$9,000.00	
- Bench (6')	4	EACH	\$2,250.00	\$9,000.00	
- Bike Racks	1	EACH	\$600.00	\$600.00	
<b>Section Subtotal</b>				<b>\$56,100.00</b>	
<b>Softscape</b>					
- Deciduous Tree (2" Cal)	47	EACH	\$360.00	\$16,920.00	
- Sod - Lawn	277,827	SF	\$0.55	\$152,804.85	
- Topsoil - Sod and Seed Areas 6"	277,827	SF	\$0.75	\$208,370.25	
- Topsoil - Tree Bases 12"	1,000	SF	\$1.00	\$1,000.00	
- Irrigation System Complete	277,827	SF	\$1.10	\$305,609.70	
<b>Section Subtotal</b>				<b>\$684,704.80</b>	
<b>SUBTOTAL</b>				<b>\$928,724.80</b>	
<b>City Direct Costs</b>					
- Consultant Design Fees	1	LS	\$46,400.00	\$46,400.00	5.00%
- Impact Fees	1	LS	\$5,000.00	\$5,000.00	
- Connection Fees	1	LS	\$10,000.00	\$10,000.00	
- Construction Materials Testing	1	LS	\$7,500.00	\$7,500.00	
<b>Section Subtotal</b>				<b>\$68,900.00</b>	
<b>General with % Calculations</b>					
- Contingency		15.00%	\$139,308.72	\$139,308.72	
<b>SUBTOTAL</b>				<b>\$139,308.72</b>	
<b>TOTAL COST including City Direct Costs and Contingency</b>				<b>\$1,136,933.52</b>	



**Preliminary Opinion of Probable Cost - Park and Sports Fields**

ITEM	QUANTITY	UNIT	COST	TOTAL	
<b>General</b>					
Mobilization / Demobilization / SWPPP / Construction Layout / Erosion Control	1	LS	\$341,500.00	\$341,500.00	7.00%
Section Subtotal				\$341,500.00	
<b>Civil Engineering</b>					
Demolition, Clearing, and Grubbing (including removal and disposal of demolition items)	1	LS	\$30,000.00	\$30,000.00	
Site Grading / Excavation	1	LS	\$30,000.00	\$30,000.00	
Utility - Retention Basin Infrastructure	1	LS	\$20,000.00	\$20,000.00	
Utility - Sewer Pipe/Structures	1	LS	\$30,000.00	\$30,000.00	
Utility - Storm Drain Pipe and Structures	1	LS	\$30,000.00	\$30,000.00	
Utility - Culinary Waterline Pipe and Connections	1	LF	\$30,000.00	\$30,000.00	
Utility - Irrigation Waterline Pipe and Connections	1	LS	\$10,000.00	\$10,000.00	
Utility - Street Cut and Restoration	1	LS	\$10,000.00	\$10,000.00	
Utility - Landscape Restoration and Tree Protection	1	LS	\$10,000.00	\$10,000.00	
Curb and Gutter 30"	535	LF	\$25.00	\$13,375.00	
Asphalt Paving (4") over Base Course (8")	11,350	SF	\$3.50	\$39,725.00	
Parking Lot Striping And Marking	1	LS	\$1,500.00	\$1,500.00	
Compacted Base Course (8") Surfacing	11,350	SF	\$2.00	\$22,700.00	
Skatepark	6,250	SF	\$40.00	\$250,000.00	
Concrete Sidewalk (5" Thick) over Base Course (6")	88,305	SF	\$4.50	\$397,372.50	
Concrete Stairs and Ramps with Railings (5" Thick) over Base Course (6")	135	SF	\$25.00	\$3,375.00	
Granite Pavers over Base Course (6")	2,315	SF	\$25.00	\$57,875.00	
Accessible Ramps with Detectable Warning	1	EACH	\$1,500.00	\$1,500.00	
Section Subtotal				\$987,422.50	
<b>Electrical Engineering</b>					
Utility - Electrical Service	1	LS	\$25,000.00	\$25,000.00	
Utility - Lighting Poles and Conductors	1	LS	\$15,000.00	\$15,000.00	
Utility - Electrical Sleeves, 4" Sch. 40 Future Use	100	LF	\$20.00	\$2,000.00	
Section Subtotal				\$42,000.00	
<b>Hardscape and Furnishings</b>					
Restroom, Structure Complete	1	EACH	\$200,000.00	\$200,000.00	
Polygon Shelter (Northern Skyline)	1	EACH	\$66,140.00	\$66,140.00	
Polygon Shelter (DB24) - Installed	1	EACH	\$82,970.00	\$82,970.00	
Polygon Shelter (DB99) - Installed	2	EACH	\$54,500.00	\$109,000.00	
Polygon Shelter (DB115) - Installed	3	EACH	\$24,780.00	\$74,340.00	
Water Feature System (Pass Through)	1	LS	\$25,000.00	\$25,000.00	
Hillside Climbing Equipment and Platform - Installed	1	LS	\$445,035.00	\$445,035.00	
Plaza Playground Equipment - Installed	1	LS	\$350,000.00	\$350,000.00	
Plaza Playground Perimeter Curb	425	LF	\$40.00	\$17,000.00	
Plaza Playground Pour in Place Playground Surfacing	7,700	SF	\$15.00	\$115,500.00	
Fitness Equipment Stations	5	EACH	\$5,000.00	\$25,000.00	
Labyrinth - Stone Pavers in Grass	1	LS	\$15,000.00	\$15,000.00	
Pickle Ball Courts	8	EACH	\$50,000.00	\$400,000.00	
Signs - Safety	1	LS	\$1,000.00	\$1,000.00	
Signs - Parking Accessible	1	LS	\$1,000.00	\$1,000.00	
Litter Receptacle	8	EACH	\$1,250.00	\$10,000.00	
Picnic Table ADA/Standard (4' x 8')	16	EACH	\$2,250.00	\$36,000.00	
Bench (6')	19	EACH	\$2,250.00	\$42,750.00	
Bike Racks	6	EACH	\$600.00	\$3,600.00	
Sign - Park Entrance	2	EACH	\$1,000.00	\$2,000.00	
Fence and Gates	40	LF	\$50.00	\$2,000.00	
Section Subtotal				\$2,023,335.00	
<b>Softscape</b>					
Deciduous Tree (2" Cal)	183	EACH	\$360.00	\$65,880.00	
Shrub (5 Gal)	30,000	SF	\$2.25	\$67,500.00	
Sod - Lawn	504,053	SF	\$0.55	\$277,229.15	
Detention Basin - Rip-Rap (6" deep)	17,950	SF	\$2.00	\$35,900.00	
Mulch - Wood Bark (3" thick)	32,000	SF	\$0.60	\$19,200.00	
Geotextile Fabric - Woven	30,000	SF	\$0.35	\$10,500.00	
Concrete Mow Curb (6" x 6")	550	LF	\$15.00	\$8,250.00	
Topsoil - Sod and Seed Areas 6"	504,053	SF	\$0.75	\$378,039.75	
Topsoil - Shrub and Perennial Areas and Tree Bases 12"	33,000	SF	\$1.00	\$33,000.00	
Soil Amendments - Seed Area - (3" deep incorporated)	0	SF	\$0.50	\$0.00	
Irrigation System Complete	534,053	SF	\$1.10	\$587,458.30	
Section Subtotal				\$1,482,957.20	
<b>SUBTOTAL</b>					
				\$4,877,214.70	
<b>City Direct Costs</b>					
Consultant Design Fees	1	LS	\$244,000.00	\$244,000.00	5.00%
Impact Fees	1	LS	\$10,000.00	\$10,000.00	
Connection Fees	1	LS	\$15,000.00	\$15,000.00	
Rocky Mountain Power Fees	1	LS	\$7,500.00	\$7,500.00	
Construction Materials Testing	1	LS	\$10,000.00	\$10,000.00	
Section Subtotal				\$286,500.00	
<b>General with % Calculations</b>					
Contingency	15.00%		\$731,582.21	\$731,582.21	
SUBTOTAL				\$731,582.21	
<b>TOTAL COST including City Direct Costs and Contingency</b>					
				\$5,895,296.91	